# 15/16 Market Hill, St Ives, Cambridgeshire PE27 5AL

**Freehold Retail Investment** 





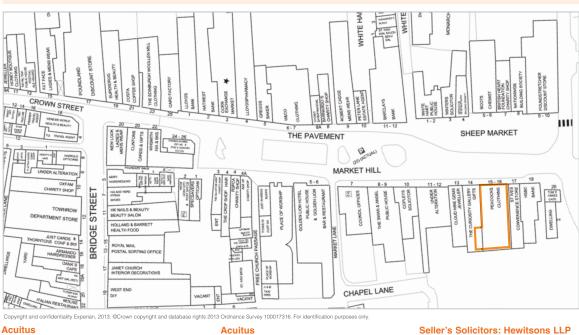
## **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Ground First Second	Retail Ancillary Ancillary	433.68 sq m 110.03 sq m 121.56 sq m		PEACOCKS STORES LIMITED (1)	5 years from 18/04/2019 on a full repairing and insuring lease (2) (3)	£60,000	17/04/2024
Total		665.27 sq m	(7,160 sq ft)			£60,000	

(1) For the year ending 25th August 2018, Peacocks Stores Limited reported a turnover of £564,266,000, pre-tax profits of £66,506,000 and a total net worth of £146,493,000 (Source: Experian Group 12/06/2019).

(2) The lease is subject to a schedule of condition.

(3) The lease provides an option to determine on 18/04/2022.



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### **Key Details**

- Let to Peacocks Stores Limited on a recently renewed lease
- Rent re-based at renewal
- · Prominent position on Market Hill
- Affluent Cambridgeshire market town
- Nearby occupiers include Boots, HSBC, Greggs and M&Co

#### On behalf of Trustees

#### Location

Miles: 6 miles east of Huntingdon 14 miles north-west of Cambridge

Roads: A1(M), A14, A141 Air: London Stansted, Heathrow and Gatwick

#### Situation

St lves is an affluent market town in Cambridgeshire, some 14 miles north-west of Cambridge. The property occupies a prominent position on the southern side of Market Hill, where St lves' weekly markets are hosted. Nearby occupiers include Boots, HSBC, Greggs and M&Co.

#### Description

The property comprises a double fronted retail unit with first and second floor ancillary accommodation.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

**Energy Performance Certificate** 

Available in legal pack at acuitus.co.uk.